

ALLOTMENT LETTER

Date:

From	To
Promoter name: Krisumi Corporation Private Limited	Customer name:
Address: Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana - 122004	Address:
Phone No.: +91 9289086396/ 7303184039 / 7303183317	Mobile:
Email Id: customerservice@krisumi.com	Email id:

SUBJECT: Allotment of apartment unit in the project named as “Waterfall Suites II” in Sector-36A, District Gurugram, Haryana.

1. Details of the Allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No
	Dated
	Valid Upto
Project Name	
Project Location	
If project is developed in phases then, Phase Name	
Nature of Project	Commercial/Group Housing/Plotted/IT
Proposed date of Completion of the Phase/Project	
Proposed date of Possession of the unit	
License No.	
Name of Licensee	
Name of Collaborator (if any)	
Name of the BIP holder (if any)	
Name of the change of developer (if any)	
APPROVAL DETAILS	Details of License approval
	License No.
	Memo. No
	Dated

	Details of Building Plans approval	Valid Upto
		Memo. No
		Dated
	Details of Environment Clearance approval	Valid Upto
		Memo. No
		Dated
		Valid Upto

Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that **Krisumi Corporation Private Limited** (“Promoter”) has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS		
1	Nature of the unit	Flat/Plot/Commercial shop/IT space
2	Flat	Unit No.
		Property Category
		<1BHK/2BHK/3BHK/4BHK>
3	Carpet Area (sq. m)	
4	Balcony area (sq. m) (not part of the carpet area)	
5	Verandahs area (sq. m) (not part of the carpet area)	
7	Open terrace area (if any)	
8	Block/Tower No.	
9	Floor No.	
10	Rate of carpet area (Rs/sq. m)	
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)	
12	Plot Area (sq.m)	
13	Rate per sq.m	
14	Net area of the commercial space	
15	Total Price (inclusive of parking charges, Govt fees/levies/ common areas/taxes { which includes GST payable by the Allottees at rates as specified from time to time, which at present is 5% })	_____, Detailed Break-up of Total Price provided in Annexure-I

Note: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation- For the purpose of this clause, the expression ‘exclusive balcony or verandah area’ means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee; and ‘exclusive open terrace area’ means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Allottee;

1. The Promoter has received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total Price		

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees)	Copy attached as Annexure-I
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	"KRISUMI CORPORATION PRIVATE LIMITED – WATERFALL SUITES II - MASTER ACCOUNT"
Account Number	10087010
IFSC Code	SMBC0000001

The Allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You
Yours Faithfully

**For (Promoter Name)
(Authorised Signatory)**

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

**Applicant
Dated:**

Annexure-I: Break-up of Total Price and Payment Plan

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

S. No.	Price Description	Amount in Rs.
A.	Box Price (BP)	
B.	External Development Charges (EDC) & Infrastructure Development Charges (IDC)	
C.	Other Charges	
D.	Sale Consideration (A+B+C)	
E.	Goods & Service Tax* (GST)	
F.	Total Sale Consideration (D + E)	
G.	Interest Free Maintenance Security Deposit (IFMSD)	
H.	Stamp Duty and Registration Fee on the Agreement for Sale*	
I.	Stamp Duty and Registration Fee on the Conveyance Deed#	*As Applicable
	Total Price # (F+G+H)	

* As per the prevailing rates & regulations and are subject to change.

Stamp duty amount & Registration fee on the Conveyance deed shall be extra & payable by the Allottee(s) as applicable at the time of Conveyance Deed.

B : PAYMENT PLAN		
PAYMENT PLAN : -Flexi Payment Plan (Tentative for reference purpose & may change from time to time)		
1	Booking Amount	10% of Sale Consideration + GST + Registration & Stamp Duty on Agreement for Sale
2	Within 90 days from Booking	15% of Sale Consideration + GST
3	Within 15 Months from Booking OR Completion of 1st Floor Slab, whichever is later	10% of Sale Consideration + GST
4	Within 24 Months from Booking OR Completion of 10th Floor Slab, whichever is later	15% of Sale Consideration + GST
5	Within 36 Months from Booking OR Completion of 24th Floor Slab, whichever is later	25% of Sale Consideration + GST
6	On Completion of Super Structure	7.5% of Sale Consideration + GST
7	On Application of OC	7.5% of Sale Consideration + GST
8	On Offer of Possession	10% of Sale Consideration + GST + IFMSD + Registration & Stamp Duty on Conveyance Deed

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above flat/plot/commercial unit/IT unit is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in the terms and conditions.
- 1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties subject to any conditions in the allotment letter.
- 1.3 The Allottee shall not transfer/resale of this unit without prior consent of the Promoter till the agreement for sale is registered.
- 1.4 Upon issuance of this allotment letter, the Allottee shall be liable to pay the consideration value of the unit as shown in the payment plan as annexed.
- 1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.
2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s) including EDC & IDC) paid/payable by the Promoter up to the date of handing over the possession of the

Apartment for Residential usage alongwith parking (if applicable) to the Allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:

3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee to the Promoter shall be increased/decreased based on such change/modification:
- 3.1 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the Promoter may demand that from the Allottee as per next milestone of the payment plan. All the adjustment shall be made at the same rate per sq. m as per agreement for sale.
- 3.2 In case, the Allottee fails to pay to the Promoter as per the payment plan, then in such case, the Allottee shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.
- 3.3 On offer of possession of the unit, the balance total unpaid amount shall be paid the Allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.
- 3.4 The stamp duty and registration charges will be payable by the Allottee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the Promoters.
- 3.5 Interest as applicable on installment will be paid extra along with each installment.

2. MODE OF PAYMENT

- 2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs._____ towards ___% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at _____and sign the 'Agreement for Sale' within ___ days from the date of issue of this allotment letter .
- 2.2 All cheques/demand drafts must be drawn in favour of "**KRISUMI CORPORATION PRIVATE LIMITED – WATERFALL SUITES II - MASTER ACCOUNT**".
- 2.3 Name and contact number of the Allottee shall be written on the reverse of the cheque/demand draft.

3. NOTICES

- a. All the notices shall be deemed to have been duly served if sent to the Allottee by registered post at the address given by the Allottee to us and email Id provided in the application form.
- b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

3. CANCELLATION BY ALLOTTEE

If the Allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the Promoter or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the Promoter is entitled to forfeit the 10 % of the application money/booking amount for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the Promoter). The rate of interest payable by the Allottee to the Promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the Allottee shall be returned within ninety days of such cancellation.

4. COMPENSATION

Compensation shall be payable by the Promoter to the Allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

5. SIGNING OF AGREEMENT FOR SALE

- a. The Promoter and Allottee will sign “agreement for sale” within 30 days of allotment of this unit.
- b. That you are required to be present in person in the office of the Promoter, on any working day during office hours to sign the ‘**agreement for sale**’ within 30 days.
- c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of Rule 8 of the Haryana Real Estate (Regulation and Development) Rules by government of Haryana.

6. CONVEYANCE OF THE SAID UNIT

The Promoter on receipt of total price of unit for residential colony along with parking (if applicable), will execute a conveyance deed and handover the possession in favour of Allottee(s) within three months, on receipt of stamp duty/registration charges from the Allottee; and no administrative charges will be charged from the Allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

For (Promoter Name)

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Particulars
1.	Detailed break-up of total price
2.	Payment plan
3.	Action plan of Schedule of Development (Duly approved by HARERA)
4.	Location Plan
5.	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
6.	Copy of License
7.	Copy of letter of approval of Building Plan
8.	Copy of Environment Clearance
9.	Copy of draft Agreement for Sale
10.	Copy of Board Resolution vide which above signatory was authorized
11.	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per Haryana Building code 2017 or National Building Code
12.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code